



# Prince George's County Council

County Administration  
Building  
14741 Governor Oden  
Bowie Drive  
Upper Marlboro, Maryland  
20772-3050

## Zoning Minutes - Final Sitting as the District Council

*Derrick Leon Davis, District 6, Chairman*  
*Mel Franklin, District 9*  
*Dannielle M. Glaros, District 3, Vice Chairwoman*  
*Andrea C. Harrison, District 5*  
*Mary A. Lehman, District 1*  
*Obie Patterson, District 8*  
*Deni L. Taveras, District 2*  
*Karen R. Toles, District 7*  
*Todd M. Turner, District 4*

*Robert J. Williams, Jr., Council Administrator*

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Tuesday, February 2, 2016

11:15 AM

Council Hearing Room

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**(FOR COUNTY COUNCIL ITEMS - SEE SEPARATE AGENDA)**

### **12:18 PM CONVENE**

*Pursuant to the provisions of Section 27-132(a) of the Zoning Ordinance, the meeting was called to order at 12:18 p.m. with the following members present:*

**Present:** 9 - Chairman Derrick Davis  
Vice Chair Dannielle Glaros  
Council Member Andrea Harrison  
Council Member Deni Taveras  
Council Member Karen Toles  
Council Member Mary Lehman  
Council Member Mel Franklin  
Council Member Obie Patterson  
Council Member Todd Turner

*Also Present: Rajesh Kumar, Principal Counsel to the District Council  
Robert J. Williams, Jr., Council Administrator  
William M. Hunt, Deputy Council Administrator  
Redis C. Floyd, Clerk of the Council  
Donna J. Brown, Deputy Clerk of the Council*

*M-NCPPC  
Jimi Jones, Supervisor, Development Review Division*

*DPIE  
Tony Best*

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 01112016](#)

**District Council Minutes dated January 11, 2016**

**A motion was made by Council Member Franklin, seconded by Council Member Patterson, that these Minutes be approved. The motion carried by the following vote:**

**Aye:** 8 - Davis, Glaros, Harrison, Taveras, Toles, Lehman, Franklin and  
Patterson  
**Absent:** Turner

**NEW CASE(S)**

[ERR-248](#)

**Barbara England T/A BJ Folston & Associates, LLC**

**Validation of Multi-Family Rental Housing License M-0426**

**Applicant(s):** Barbara England T/A BJ Folston & Associates, LLC  
**Location:** Located at 3601 Maywood Lane, Suitland, Maryland (14,389 square feet; R-10 Zone).  
**Request:** Requesting approval for validation of Prince George's County's Multi-Family Rental Housing License No. M-0426, issued in error on Mary 14, 2015 for eight (8) apartment units.  
**Council District:** 7  
**Appeal by Date:** 11/19/2015  
**Action by Date:** 3/21/2016  
**Opposition:** None  
**History:**

*This item was deferred to a later date.*

**This Permit issued in error was deferred**

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**Attachment(s):** [ERR-248 Zoning AIS](#)  
[ERR-248 Zoning Hearing Examiner Decision](#)  
 ERR-248\_PORL

**NEW CASE(S) (Continued)**

**ERR-238 REMAND**      **Alvin E. Courtney, Jr. (Remand)**  
**Validation of Multifamily Rental Housing License M-1066**

**Companion Case(s):** ERR-238

**Applicant(s):** Alvin Courtney

**Location:** Located at 3505 Varnum Street, Brentwood, Maryland (4.92 Acres;  
 R-55/D-D-O Zones).

**Request:** Requesting approval for validation of Prince George's County's Multifamily  
 Rental Housing License No. M-1066 issued in error on July 6, 2013 for three  
 (3) multifamily dwelling units.

**Council District:** 2

**Appeal by Date:** 1/11/2016

**Action by Date:** 4/29/2016

**Municipality:** Town of Brentwood

**Opposition:** None

**History:**

*Council referred item to staff for preparation of an approving document in accordance with  
 the Zoning Hearing Examiner's decision (Vote: 9-0).*

**A motion was made by Council Member Taveras, seconded by Council Member  
 Turner, that this Permit issued in error be referred for document. The motion carried  
 by the following vote:**

**Aye:**                9 -      Davis, Glaros, Harrison, Taveras, Toles, Lehman, Franklin, Patterson  
 and Turner

**Attachment(s):** [ERR-238 Remand Zoning AIS](#)  
[ERR-238 Remand Zoning Hearing Examiner  
 Decision](#)  
[ERR 238 District Council Decision 07062015](#)

**NEW CASE(S) (Continued)**[ERR-254](#)**Melvin V. Felix****Validation of Multifamily Rental License No. 6823/Case No. M-791****Applicant(s):**

Melvin V. Felix

**Location:**

Located at 3526 Maywood Lane, Suitland, Maryland.

**Request:**

Requesting approval for validation of Prince George's County Multifamily Rental Housing License No. 6823/ Case No. M-791, issued in error for two additions to a single-family home.

**Council District:**

7

**Appeal by Date:**

12/23/2015

**Action by Date:**

4/22/2016

**Opposition:**

None

**History:***This item was deferred to a later date.***This Permit issued in error was deferred.****Attachment(s):**[ERR-254 Zoning AIS](#)[ERR-254 Zoning Hearing Examiner Decision](#)

ERR-254 PORL

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**REFERRED FOR DOCUMENT**[ERR-253](#)**Beltsville Gardens, LLC****Validation of Multifamily Rental Housing License M-0570**

**Applicant(s):** Beltsville Gardens Apartments

**Location:** Located at 4710 St. Mary's Street, Beltsville, Maryland (36,555 square feet; R-18 Zone).

**Request:** Requesting approval for validation of Prince George's County Multifamily Rental Housing License No. M-0570, issued in error on April 24, 2014 for 12 apartment units.

**Council District:** 1

**Appeal by Date:** 1/7/2016

**Action by Date:** 4/29/2016

**Opposition:** None

**History:**

*Council adopted the prepared Zoning Ordinance No. 1 - 2016 validating Multifamily Rental Housing License No. M-0570 (Vote: 9-0).*

**A motion was made by Council Member Lehman, seconded by Council Member Turner, that this Permit issued in error be approved. The motion carried by the following vote:**

**Aye:** 9 - Davis, Glaros, Harrison, Taveras, Toles, Lehman, Franklin, Patterson and Turner

**Attachment(s):** [ERR-253 Zoning Hearing Examiner Decision](#)  
ERR-253 PORL  
[ERR-253 Zoning AIS](#)

**ITEM(S) FOR DISCUSSION****DSP-15029****U.S. Business Interiors (USBI), Parcel N, Largo Centre West**

- Applicant(s):** U.S. Business Interior Realty Holdings, Inc. c/o NAI The Michael Companies, Inc.
- Location:** Located at 8800 Lottsford Road, approximately 770 feet east of the intersection of Harry S. Truman Drive and Largo Drive West, on the west side of Lottsford Road. The site is located within the Transit Oriented Development (TOD) Care Area of the Largo Town Center Sector Plan and SMA.
- Request:** Requesting approval of a Detailed Site Plan to change the list of allowed uses on the subject property as authorized by Section 27-548.26(b) of the Prince George's County Zoning Ordinance for the 2013 Approved Largo Town Center Sector Plan and Sectional Map Amendment (Largo Town Center Sector Plan and SMA).
- Council District:** 6
- Appeal by Date:** 12/10/2015
- Action by Date:** 3/11/2016
- Comment(s):** District Council review of this case is required by Section 27-548.26(b) of the Zoning Ordinance.

**History:**

*Council referred item to staff for preparation of an approving document, with conditions (Vote: 9-0).*

**A motion was made by Chairman Davis, seconded by Council Member Turner, that this Detailed Site Plan be referred for document. The motion carried by the following vote:**

**Aye:** 9 - Davis, Glaros, Harrison, Taveras, Toles, Lehman, Franklin, Patterson and Turner

**Attachment(s):** [DSP-15029 ZAIS](#)  
[DSP-15029 Planning Board Resolution 15-115](#)  
 DSP-15029\_PORL  
[DSP-15029 Technical Staff Report](#)

*Council adopted the prepared Order of approval (9-0).*

**A motion was made by Chairman Davis, seconded by Council Member Franklin, that this Detailed Site Plan be approved with conditions. The motion carried by the following vote:**

**Aye:** 9 - Davis, Glaros, Harrison, Taveras, Toles, Lehman, Franklin, Patterson and Turner

**PENDING FINALITY**

*The following decisions will become final unless the District Council elects, BY MAJORITY VOTE, to make the final decision or an appeal is filed.*

**PLANNING BOARD****[CNU-21215-2015](#)****House of Prayer Church of God**

- Applicant(s):** House of Prayer Church of God
- Location:** Located on Central Avenue (MD 214), approximately 900 feet east of the intersection of Morgan Boulevard and Ritchie Road also identified as 8513 Central Avenue (0.45 Acres; R-R Zone).
- Request:** Requesting approval for Certification of a Nonconforming use for a church in the R-R Zone. Because zoning regulations were changed or adopted after the permitted use was lawfully established, the use became nonconforming.
- Council District:** 6
- Appeal by Date:** 2/11/2016
- Review by Date:** 2/11/2016
- History:**

*Council took no action on this item.*

**This Certification of a Nonconforming Use was not elected to review by Council.**

- Attachment(s):** [CNU-21215-2015 Planning Board Resolution 15-130](#)  
CNU-21215-2015 PORL  
[CNU-21215-2015 Technical Staff Report](#)

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**PENDING FINALITY (Continued)****[CNU-39600-2015](#)****Addison Chapel Apartments**

- Applicant(s):** Addison Chapel, LLC.
- Location:** Located at the intersection of Addison Road and Elkwood Lane in Capital Heights, Maryland (8.62 Acres; R-18 Zone).
- Request:** Requesting approval for certification of an existing 320-unit multifamily apartment complex that was constructed in 1949, when the property was subject to the requirements of the "Residence C" Zone classification. Because development regulations were changed or adopted after the apartment use was lawfully established, the complex became nonconforming.
- Council District:** 5
- Appeal by Date:** 2/11/2016
- Review by Date:** 2/11/2016
- History:**

*Council took no action on this item.*

**This Certification of a Nonconforming Use was not elected to review by Council.**

- Attachment(s):** [CNU-39600-2015 Planning Board Resolution 15-135](#)  
CNU-39600-2015\_PORL  
[CNU-39600-2015 Technical Staff Report](#)



**PENDING FINALITY (Continued)**

[CNU-43620-2015](#)

**Firewood Unlimited**

**Applicant(s):** Keith DeMarr

**Location:** Located on the east side of Piscataway Road and northeast of Delancey Street (15.83 Acres; R-E Zone).

**Request:** Requesting approval for Certification of a nonconforming use for year-round sales and storage of firewood business with a single-family house in a single-family residential lot in accordance with Subtitle 27 of the Prince George's County Code.

**Council District:** 9

**Appeal by Date:** 1/14/2016

**Review by Date:** 1/30/2016

**History:**

*Council took no action on this item.*

**This Certification of a Nonconforming Use was not elected to review by Council.**

**Attachment(s):** [CNU-43620-2015 Planning Board Resolution 15-125](#)  
CNU-43620-2015\_PORL  
[CNU-43620-2015 Technical Staff Report](#)

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**PENDING FINALITY (Continued)**[CNU-46571-2014-02](#)**Washington Baptist Seminary**

**Applicant(s):** Washington Baptist Theological Seminary

**Location:** The subject properties consist of three lots, identified as Lots 21, 22, and 1, located on the north side of Eastern Avenue, approximately 217 feet west of Varnum Street, in the North Woodridge/Avondale neighborhood (0.4755 Acres; R-55 Zone).

**Request:** Requesting approval for Certification of a Nonconforming use for a church in the R-55 Zone. Because zoning regulations were changed or adopted after the permitted uses was lawfully established, the use became nonconforming.

**Council District:** 2

**Appeal by Date:** 2/11/2016

**Review by Date:** 2/11/2016

**History:**

*This item was deferred to February 8, 2016.*

**This Certification of a Nonconforming Use was deferred to February 8, 2016.**

**Attachment(s):** [CNU-46571-2014-02 Planning Board Resolution 15-136](#)  
CNU-46571-2014-02\_PORL  
[CNU-46571-2014-02 Technical Staff Report](#)

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**PENDING FINALITY (Continued)**[CSP-06001-01](#)**Glenn Dale Commons****Applicant(s):** Jemal's Greentec**Location:** Located west and south of Northern Avenue, east of Glenn Dale Road, and north of Greenbelt Road (MD 193) (74.56 Acres; M-X-T Zone).**Request:** Requesting approval of a Conceptual Site Plan for a mixed-use development consisting of approximately 65-70 single-family detached dwelling units; 150-200 townhouse dwelling units; 50-100 two-family (two-over-two) condominiums; 200-300 multifamily dwelling units; approximately 214,969 square feet of existing commercial/office space to remain; and 50,000 square feet of commercial/retail space.**Council District:** 4**Appeal by Date:** 1/14/2016**Review by Date:** 1/30/2016**History:***Council took no action on this item.***This Conceptual Site Plan was not elected to review by Council.****Attachment(s):** [CSP-06001-01 Zoning AIS](#)  
[CSP-06001-01 Planning Board Resolution](#)  
[15-127](#)  
CSP-06001-01\_PORL

**PENDING FINALITY (Continued)**[DSP-11003](#)**One Town Center****Companion Case(s):** DDS-608**Applicant(s):** One Town Center, LLC.**Location:** Located on the east side of Auth Way, approximately 1,385 feet from the entrance to the Branch Avenue Metro Station platform (10.71 Acres; M-X-T / D-D-O Zones).**Request:** Requesting approval of a Detailed Site Plan for a four-story office of 581,244 square feet and a five-story parking garage associated with the office building.**Council District:** 8**Appeal by Date:** 2/11/2016**Review by Date:** 2/11/2016**History:***This item was deferred to February 8, 2016.***This Detailed Site Plan was deferred to February 8, 2016****Attachment(s):** [DSP-11003 Planning Board Resolution 15-138](#)  
DSP-11003\_PORL  
[DSP-11003 Technical Staff Report](#)

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**PENDING FINALITY (Continued)**[DDS-608](#)**One Town Center****Companion Case(s):** DSP-11003**Applicant(s):** One Town Center, LLC.**Location:** Located on the east side of Auth Way, approximately 1,385 feet from the entrance to the Branch Avenue Metro Station platform (10.71 Acres; M-X-T / D-D-O Zones).**Request:** Requesting approval of a Departure from Design Standard (DDS) to modify the dimensions of the parking space within the proposed parking garage to allow a reduction of one and one-half feet to the length and one-foot to the width of the parking stall.**Council District:** 8**Appeal by Date:** 2/18/2016**Review by Date:** 2/18/2016**History:***This item was deferred to February 8, 2016.***This Departure from Design Standards was deferred to February 8, 2016.****Attachment(s):** DDS-608\_PORL  
[DDS-608 Technical Staff Report](#)

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**PENDING FINALITY (Continued)**[DSP-15004](#)**Freestate Shopping Center, Children of America Daycare Center**

**Applicant(s):** Federal Realty Investment Trust

**Location:** Located on the north side of Annapolis Road (MD 450), at its intersection with Superior Lane. Access to the site is via four driveway entrances from MD 450.

**Request:** Requesting approval of a Detailed Site Plan for a day care center for 232 children. The applicant proposes to demolish the existing 26,344-square-foot bowling alley building, which is currently vacant, and construct a new building in the same location.

**Council District:** 4

**Appeal by Date:** 1/14/2016

**Review by Date:** 1/30/2016

**History:**

*Council took no action on this item.*

**This Detailed Site Plan was not elected to review by Council.**

**Attachment(s):** [DSP-15004 Zoning AIS](#)  
[DSP-15004 Planning Board Resolution 15-122](#)  
DSP-15004\_PORL  
[DSP-15004 Technical Staff Report](#)

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**PENDING FINALITY (Continued)****DSP-15026****Patient First Landover Hills**

**Applicant(s):** Rebkee Partners Landover, LLC

**Location:** Located on the south side of Annapolis Road (MD 450), in the southeast quadrant of the intersection of MD 450 and 62nd Avenue (1.33 Acres; C-S-C Zone).

**Request:** Requesting approval of a Detailed Site Plane for the construction of an 8,190-square-foot medical clinic for Patient First, with associated parking and other site improvements.

**Council District:** 5

**Appeal by Date:** 2/18/2016

**Review by Date:** 2/18/2016

**Municipality:** Landover Hills

**History:**

*Council took no action on this item.*

**This Detailed Site Plan was not elected to review by Council.**

**Attachment(s):** [DSP-15026 Planning Board Resolution 16-01](#)  
DSP-15026\_PORL  
[DSP-15026 Technical Staff Report](#)

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**PENDING FINALITY (Continued)**[DSP-89010-03](#)**Doubletree by Hilton Largo Lot 46**

**Applicant(s):** Largo Hotel, LLC.

**Location:** Located in the southeast quadrant of the intersection of Landover Road (MD 202) and the Capital Beltway (I-95 / 495), approximately 920 feet southwest of the intersection of Landover Road (MD 202) and McCormick Drive (8.12 Acres; C-O / D-D-O Zones).

**Request:** Requesting approval of a Detailed Site Plan for a 75-foot-high freestanding sign of 195 square feet in size to advertise a hotel on Lot 46 of the Inglewood Business Park.

**Council District:** 6

**Appeal by Date:** 2/11/2016

**Review by Date:** 2/11/2016

**History:**

*Council took no action on this item.*

**This Detailed Site Plan was not elected to review by Council.**

**Attachment(s):** [DSP-89010-03 Planning Board Resolution 15-140](#)  
DSP-89010-03\_PORL  
[DSP-89010-03 Technical Staff Report](#)



**PENDING FINALITY (Continued)**

[SDP-1003-06](#)  
[Reconsideration](#)

**Parkside (Formerly Smith Home Farm) (Reconsideration)**

**Companion Case(s):** CDP-0501 Reconsideration

**Applicant(s):** SHF Project Owner, LLC

**Location:** Located approximately 3,000 feet east of the intersection of Westphalia Road and Pennsylvania Avenue (MD 4) (250.85 Acres; R-M Zone).

**Request:** Requesting reconsideration of approved Specific Design Plan (SDP) 1003-06, specifically Condition 3 and findings related to the approval of Specific Design Plan SDP-1003-06, for the purpose of addressing the development of the Westphalia Central Park and the issuance of building permits.

**Council District:** 6

**Appeal by Date:** 2/11/2016

**Review by Date:** 2/11/2016

**History:**

*Council elected to review this item (Vote: 9-0).*

**A motion was made by Chairman Davis, seconded by Council Member Turner, that this Specific Design Plan be elected to review. The motion carried by the following vote:**

**Aye:** 9 - Davis, Glaros, Harrison, Taveras, Toles, Lehman, Franklin, Patterson and Turner

**Attachment(s):** [SDP-1003-06 Reconsideration Planning Board Resolution 15-36](#)  
[SDP-1003-06 Reconsideration file materials](#)

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**PENDING FINALITY (Continued)****[SDP-1003-07](#)****Parkside (formerly Smith Home Farm)**

**Applicant(s):** SHF Project Owner, LLC

**Location:** Located approximately 3,000 feet east of the intersection of Westphalia Road and Pennsylvania Avenue (MD 4) (250.85 Acres; R-M Zone).

**Request:** Requesting approval of a Specific Design Plan to revise Section 2 to revise the layout and unit mix; to add one single-family detached unit and 26 townhouses; to add Stanley Martin townhouse architecture; and to adjust the location of the mixed retirement development as proposed in Applicant's Exhibit 2B. No changes are proposed in Sections 1A, 1B, or 3 under this application.

**Council District:** 6

**Appeal by Date:** 1/14/2016

**Review by Date:** 1/30/2016

**History:**

*Council elected to review this item (Vote: 9-0).*

**A motion was made by Chairman Davis, seconded by Council Member Turner, that this Specific Design Plan be elected to review. The motion carried by the following vote:**

**Aye:** 9 - Davis, Glaros, Harrison, Taveras, Toles, Lehman, Franklin, Patterson and Turner

**Attachment(s):** [SDP-1003-07 Planning Board Resolution 15-121](#)  
SDP-1003-07\_PORL  
[SDP-1003-07 Technical Staff Report condensed](#)

**PENDING FINALITY (Continued)**

**[SDP-1501](#)**

**Oak Creek Club, Phase 5**

**Applicant(s):** NVR-MS Cavalier Oak Creek Owner, LLC

**Location:** Located in the northwestern quadrant of the intersection of Oak Grove Road and Church Road. The specific area of the subject SDP for Phase 5 is located on the north side of Oak Grove Road at the western end of the overall Oak Creek Club development (117.49 Acres; R-L Zone).

**Request:** Requesting approval of a Specific Design Plan for Phase 5 of the development, which proposes 213 single-family units.

**Council District:** 6

**Appeal by Date:** 2/11/2016

**Review by Date:** 2/11/2016

**History:**

*Council took no action on this item.*

**This Specific Design Plan was not elected to review by Council.**

**Attachment(s):** [SDP-1501 Planning Board Resolution 15-141](#)

**12:40 PM ADJOURN**

*The meeting was adjourned at 12:40 p.m.*

Prepared by:

\_\_\_\_\_  
Leonard Moses, Zoning Assistant

Submitted by:

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Redis C. Floyd, Clerk of the Council